

Arvis C. Forrest Charitable Fund, LLC

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February 28, 2006

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: GPA/SDR/Rezoning Justification Letter
Bonanza Road Condominiums (4901 E. Bonanza Road)**

Dear Sir or Madam:

I write to you as a manager of the Arvis C. Forrest Charitable Fund, LLC, owner of the 7.27 acre property at 4901 E. Bonanza Road through its wholly owned subsidiary El Capitan MHP, LLC. Today 4901 E. Bonanza Road is a mobile home park, operational—but clearly showing its forty-three years' age. During these same forty-three years the city of Las Vegas has undergone a transformation scarcely short of phenomenal, growing from a tiny desert oasis into a vibrant metropolitan area and one of the world's premier tourist destinations. As fellow citizens build to the valley's periphery, a new scarcity of land calls for innovative design and revitalization of those more mature neighborhoods. Unstifled population growth and the rising housing costs of our valley's working families impose important competing demands. Working with renowned architect Paul Thoryk of San Diego, El Capitan MHP, LLC hopes to further the ongoing metamorphosis with a condominium project that is at once affordable and of masterful design. Indeed, our primary focus with the Bonanza Road Condominiums is the provision of quality, affordable housing. This transformation, however, requires a General Plan Amendment from medium-low density to high density, rezoning from R-MHP to R-5, and minor setback waivers.

In approving a General Plan Amendment, site development, and rezoning, the planning department and associated government bodies must first consider the welfare of the surrounding neighborhood and the city at large. We feel that the Bonanza Road Condominiums amply satisfy these criteria. Most tangibly, the project will provide a substantially increased quality of life as compared to the current trailer park; and it will do so for some three times more households. Through innovative design of buildings and landscaping, the project will have all the characteristics of a resort environment. The proposed plan currently sites 348 one, two, and three bedroom units, each with its own large balcony. The buildings are designed to be 3 stories of living units placed over a ground parking level, with elevators providing access between levels. This private gated community places many of its units to overlook a lush tropical lagoon pool environment.

In fashioning our site plan, it became apparent that we would need minor waivers regarding setbacks. Specifically, we ask for the following setback waivers:

- 1) Western boundary (adjacent to self-storage facility): our plan allows for a 5' setback while an 8' setback is normally required.

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- 2) Eastern boundary (adjacent to retail center): our plan allows for a 5' setback while an 8' setback is normally required.
- 3) Northern boundary (adjacent to Bonanza Road): our plan allows for a 10' setback while a 15' setback is normally required.

We anticipate that any adverse impact to neighboring properties will be negligible, as the waivers we request are minimal. Further, the natural buffering effect of the setbacks will be augmented by intelligent use of vegetation and masonry.

Our project fits nicely within the broader objectives expressed in the Las Vegas Master Plan 2020, despite necessitating plan amendment. The Plan presciently concerns itself with managing the explosive growth anticipated at the city's northwest periphery. This goal is furthered by redirecting some of this growth, both numerically and in terms of value, towards the city's inner corridors. Our site at 4901 E. Bonanza Road lies within the Neighborhood Revitalization Area. By replacing the current trailer park with our proposed resort condominiums, the city advances the revitalization goal. Property values, security, and general aesthetics will all be markedly improved. External burdens shall be similar to those under the existing general plan. Although our plan calls for a substantial increase to the existing density, adjacent properties are already built to intensive uses. While lower density single-family residences are indeed proximate to our site, these homes lie on no roadways directly shared. Furthermore, we feel that these homes may indeed benefit directly and significantly through the increased property values our plan shall effect.

We're convinced that the Bonanza Road Condominiums will be a boon to all concerned—making our corner of Las Vegas a nicer place in which to live. By the end of the amendment and rezoning process, we hope to have convinced you of the same.

Sincerely,


Bryan J. Dziedziak, Manager
Arvis C. Forrest Charitable Fund, LLC

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